

Impressive 3-bedroomed Manor House, centrally placed in Périgord market town.

EXCLUSIVE



## INFORMATION

Town:	Mareuil en Périgord
Department:	Dordogne
Bed:	3
Bath:	2
Floor:	228 m2
Plot Size:	1797 m2

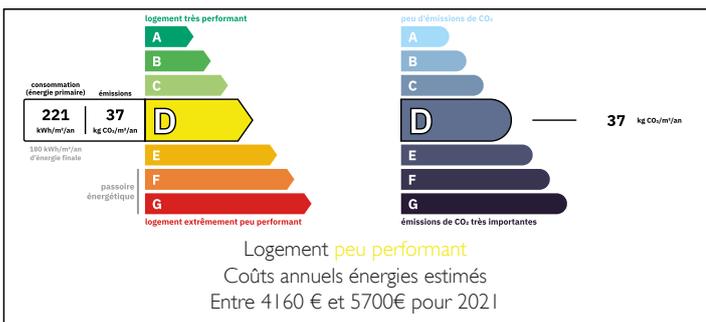
## IN BRIEF

This delightful property is situated in a small town in the Green Périgord.

All amenities are within walking distance, shops, chemist's, doctors, and schools. A weekly market draws people to the area with local producers. Sports facilities, tennis etc also nearby.

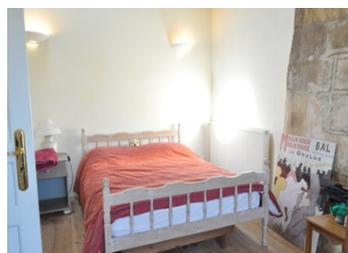
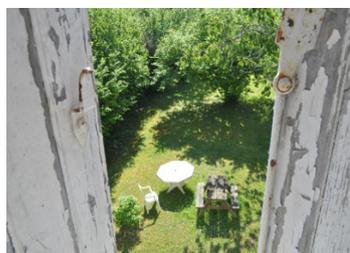
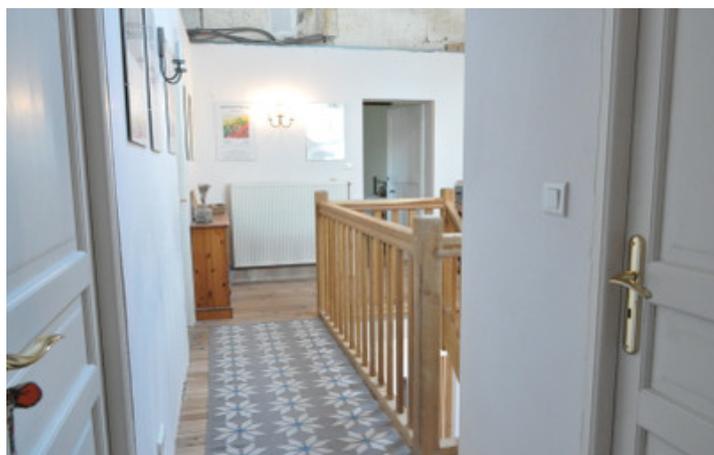


## ENERGY - DPE



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Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.



## DESCRIPTION

The house. On the ground floor: Entrance hall (17.4m<sup>2</sup>), spacious fully equipped kitchen-diner (24.30m<sup>2</sup>) with wooden floor and woodstove. Utility room (5.6 m<sup>2</sup>), bedroom (27m<sup>2</sup>), bathroom and toilet (4.38m<sup>2</sup>).

A wide staircase sweeps you up to the first floor: landing 19.58m<sup>2</sup>, a light lounge with Périgourdin parquet 27.45m<sup>2</sup>; a second lounge at the back of the house 32m<sup>2</sup> equipped with a fireplace.

Second floor: landing (5.65m<sup>2</sup>), two bedrooms ( 28m<sup>2</sup>; 14.33m<sup>2</sup>; ) the large bedroom is furnished with a wood stove and has a wooden floor; the second bedroom has an open beamed ceiling; office (5.88m<sup>2</sup>); bathroom and toilet (6m<sup>2</sup>); large walk-in storage cupboard (3.31m<sup>2</sup>).

The house is heated by oil-fired central heating and is well -insulated. Mains drainage.

There is a delightful terrace at the back of the house in front of the barn 18m<sup>2</sup> for entertaining your guests.

Outbuildings: Large, stone barn: 84.41 m<sup>2</sup>. There are two wine cellars under the house: 118m<sup>2</sup> and 15.72m<sup>2</sup>. There is also an old servants' house in need of renovation at the back of the property. Large garden with lawns. and a dovecote.

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Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>

## LOCAL TAXES

Taxe habitation: EUR

## NOTES